

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael G. Spector - Bar No. 145035 Vicki L. Schennum (Of Counsel) - Bar No. 159628 LAW OFFICES OF MICHAEL G. SPECTOR 2677 North Main Street, Suite 910 Santa Ana, California 92705 Telephone: (714)835-3130 - Michael G. Spector Telephone: (714)536-1983 - Vicki L. Schennum Facsimile: (714)558-7435 Email- mgspector@aol.com Email - schennumlaw@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: JAMES L. YATES,	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: JAMES L. YATES, Debtor(s).	CASE NO.: 8:11-bk-16953 CB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/01/2016	Time: 10:00 am
Location: 411 W. Fourth St, Ctrm 5D, Santa Ana, CA 92701	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 05/18/2016

Description of property to be sold:

Residential real property located at 4100 Cassia Lane, Yorba Linda, California

Terms and conditions of sale:

Purchase price of \$1,788,888 the entirety of which is due upon closing.

Proposed sale price: \$ 1,788,888.00

Overbid procedure (*if any*): None

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 1, 2016 at 10:00 a.m. in Courtroom 5D of the United States Bankruptcy Court located at 411 W. Fourth Street,
Santa Ana, CA 92701

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Not applicable

Date: 05/11/2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

2677 North Main Street, Suite 910
Santa Ana, California 92705

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/11/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/11/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/11/2016 Brittany Schennum
Date *Printed Name*

/s/ Brittany Schennum
Signature

Service List - Served Via NEF

<u>Former Attorney for Ms. Yates</u>	Sarah C Boone	sboone@marshackhays.com, ecfmarshackhays@gmail.com
<u>Attorney for the US Trustee</u>	Nancy S Goldenberg	nancy.goldenberg@usdoj.gov
<u>Former Attorney for Ms. Yates</u>	D Edward Hays	ehays@marshackhays.com, ecfmarshackhays@gmail.com
<u>Trustee for Goldenwest Plumb.</u>	Karen S. Naylor	knaylor@burd-naylor.com
<u>NEF Notice</u>	Misty A Perry Isaacson	misty@pagterandmiller.com
<u>NEF Notice</u>	Kelly M Raftery	bknotice@mccarthyholthus.com, kraftery@mccarthyholthus.com
<u>Attorney for the Debtor</u>	Vicki L Schennum	schennumlaw@gmail.com
<u>Attorney for the Debtor</u>	Michael G Spector	mgspector@aol.com
<u>Interested Party</u>	United States Trustee (SA)	ustpregion16.sa.ecf@usdoj.gov
<u>Attorney for TMC</u>	Yuri Voronin	yvoronin@lawyer.com
<u>Attorney for PNC</u>	Kristin A Zilberstein	bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com
<u>NEF Notice</u>	Balpreet Thiara	bkthiara@gmail.com, mvanfleet@albertellilaw.com

Service List - Served Via US Mail

<u>Presiding Judge</u> Honorable Catherine E. Bauer U.S. Bankruptcy Court 411 W. Fourth St., #5165 Santa Ana, CA 92701	<u>Secured Creditor Per Claim</u> Toyota Motor Credit Corp. (TMCC) P. O. Box 8026 Cedar Rapids, IA 52408-8026	<u>Priority Creditor</u> Yates, Sherry c/o Patrick McCall, Esq. 765 City Dr. So., #350 Orange, CA 92868
<u>Reorganized Debtor</u> James L. Yates 1038 Kemp Dr. Placentia, CA 92870	<u>Secured Creditor</u> Wells Fargo Bank P. O. Box 30427 Los Angeles, CA 90030-0427	<u>Priority Creditor</u> Sherry Yates 4100 Cassia Lane Yorba Linda, CA 92886
<u>Secured Creditor</u> Lexus Financial P. O. Box 5855 Carol Stream, IL 60197-5855	<u>Priority Creditor Per Claim</u> Franchise Tax Board BK Section, MS: A340 P. O. Box 2952 Sacramento, CA 95812	<u>Unsecured Creditor</u> American Express P. O. Box 0001 Los Angeles, CA 90096-0001
<u>Secured Creditor</u> PNC Mortgage P. O. Box 54828 Los Angeles, CA 90054-0828	<u>Priority Creditor Per Claim</u> Internal Revenue Service P. O. Box 7346 Philadelphia, PA 19101-7346	<u>Unsecured Creditor Per Claim</u> American Express Bank, FSB c/o Becket and Lee, LLP P. O. Box 3001 Malvern, PA 19355-0701
<u>Request for Notice</u> PNC Mortgage 3232 Newmark Dr. Miamisburg, OH 45432	<u>Priority Creditor Per Claim</u> Orange County Tax Collector Attn: Bankruptcy Unit P. O. Box 1438 Santa Ana, CA 92702-1438	<u>Unsecured Creditor Per Claim</u> American Express Centurion Bank c/o Becket and Lee, LLP P. O. Box 3001 Malvern, PA 19355-0701
<u>Secured Creditor</u> Sterling Home Loans 27201 Puerta Real, #130 Mission Viejo, CA 92691	<u>Priority Creditor Per Claim</u> Washoe County Treasurer P. O. Box 30039 Reno, NV 89520	

Unsecured Creditor Per Claim
Law Offices of John A. Bledsoe
24411 Ridge Rte. Dr., Ste. 115
Laguna Hills, CA 92653

Unsecured Creditor
Briggs, Esq., Steven E.
2700 Newport Blvd., #172
Newport Beach, CA 92663

Unsecured Creditor
Citi Card
Processing Center
Des Moines, IA 50363-0001

Unsecured Creditor
CitiBank Business Bank Loan
100 Citibank Dr.-Bldg. 1 Fl. 1
San Antonio, TX 78245

Unsecured Creditor
CitiBusiness Card
Processing Center
Des Moines, IA 50363-0001

Unsecured Creditor
CitiBusiness Platinum Select
P. O. Box 688901
Des Moines, IA 50368-8901

Unsecured Creditor
Duckworth & Mehner
UNDELIVERABLE

Unsecured Creditor
Express Pipe & Supply
1235 S. Lewis St.
Anaheim, CA 92805

Unsecured Creditor
First National Bank of Omaha
P. O. Box 2818
Omaha, NE 68103-2818

Unsecured Creditor
Goldenwest Plumbing
1247 N. Batavia St.
Orange, CA 92867

Unsecured Creditor
Hampton & Hampton
8965 So. Pecos Rd.
Henderson, NV 89074

Unsecured Creditor
Home Depot Credit Service
P. O. Box 183175
Columbus, OH 43218-3175

Unsecured Creditor
Incline Village HOA
848 Tanager St., #M
Incline Village, NV 89451

Unsecured Creditor
NV Energy
P. O. Box 30065
Reno, NV 89520-8065

Unsecured Creditor
Plumtree & Tran, LLC
UNDELIVERABLE

Unsecured Creditor
Southwest Gas Corporation
P. O. Box 98890
Las Vegas, NV 89193-8890

Unsecured Creditor Per Claim
Toscana Country Club
76-009 Via Club Villa
Indian Wells, CA 92210

Unsecured Creditor
Yates-Wojtiuk, Brandi S.
1038 Kemp St.
Placentia, CA 92870

Attorneys for PNC Mortgage
Per Claim/Request for Notice
PNC Mortg., a Div. of PNC
Bank
McCarthy & Holthus, LLP
1770 Fourth Ave.
San Diego, CA 92101

Unsecured Creditor Per Claim
First National Bank of Omaha
First Bankcard
1620 Dodge St., Stop Code
3105
Omaha, NE 68197

Family Law Counsel
Ryan Patrick Murphy, Esq.
Law Office of Ryan Patrick
Murphy, PC
1920 Main St., #510
Irvine, CA 92614

Unsecured Creditor Per Claim
Sherry Yates
c/o Marshack Hays, LLP
870 Roosevelt Ave.
Irvine, CA 92620

Chapter 7 Trustee for Golden
West Plumbing-Per Claim
Karen Sue Naylor
Chapter 7 Trustee
P. O. Box 504
Santa Ana, CA 92702-0504

First Trust Deed Holder
Agent for Service of Process
for
Marquee Funding Group, Inc.
Lawrence S. Rabinoff
24025 Park Sorrento, Ste 150
Calabasas, CA 91302

Tax Collector
Orange County Tax Collector
Attn: Bankruptcy Unit
P. O. Box 1438
Santa Ana, CA 92702-1438

Interested Party
Sherry Yates
4100 Cassia Ln
Yorba Linda, CA 92886

The Broker
Carole Gerinson
Berkshire Hathaway
HomeServices
5500 E Santa Ana Canyon Rd,
Ste 150
Anaheim, CA 92807